

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

**CHINA GROVE PLANNING BOARD MEETING
ELECTRONIC MEETING
Minutes of Regular Meeting
Tuesday, June 8, 2021**

The China Grove Planning Board met electronically on Tuesday, June 8, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Virtually Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Joel Maynor
Rodney Phillips
Brie Bivens-Hager
Jason Higgins

Planning Board Members Absent: Natalie Morgan

Staff Virtually Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors Virtually Present: Jeff Young, Terrell Lambert, Paul Campbell, Kevin Sloop, Arthur Higgins

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 7:05 PM. The presence of a quorum was recognized at that time.

Approval/ Corrections of Minutes

Chairman Morton amended the May 11th minutes to reflect he was present but arrived late. Mr. Phillips made the motion to approve the May 11th & 13th, 2021 minutes. Mr. Maynor seconded the motion, which carried unanimously.

Adopt Agenda

Mr. Gover stated item #8 is not ready and needs to be removed from the agenda. Mr. Phillips made the motion to adopt the Agenda. Mr. Higgins seconded the motion, which carried unanimously.

Courtesy Hearing – 2021-CZ-01; East Ketchie Street Townhomes

Mr. Gover stated this is our first Conditional Zoning request since the change from Conditional Use District Rezoning to Conditional Zoning. He stated the applicant is proposing six townhomes along East Ketchie Street at the US 29 Highway intersection. He stated this is a small major subdivision and the request is to amend the zoning map from Highway Business to Mix Residential Conditional Zoning. He stated the property is Rowan County Tax Parcel 103 02502 and is 1.86 acres. He stated the parcel is

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located in the town's main Highway Business District that runs North and South along Hwy 29. He stated our ordinance lumps townhomes in with multi-family, however townhomes are under single-family code. He stated the lot fronts Hwy 29 but the access will be from East Ketchie Street. He stated the site shows a small area that is usable space with a flood hazard area closer to Hwy 29. He stated there is a drainage ditch that runs only Hwy 29. He stated there is no curb and gutter along East Ketchie Street. He stated there is a developer that is building several homes and duplexes on East Ketchie Street. He stated the six parcels for the townhomes have shared driveways. He stated the front setback has a maximum of 25 ft. He stated due to the curvature of the road the board will need to make a condition to extend the setback. He stated the town requires 20 ft. of right-of-way to accommodate a 60' residential street right-of-way for future street improvements. He stated sidewalks are not required because there are no existing sidewalks within 500 ft. of development along East Ketchie Street. He stated out of 1.86 acres, 86% is proposed for open space. He stated each parcel has to have a minimum of one canopy tree in the front yard. He stated the board will need to make a condition to allow for 86% open space to meet the open space requirement. He stated the LUP recommends General Commercial however the US 29 Corridor Plan recommends allowing a mixture of uses along the corridor including multi-family.

Chairman Morton opened the courtesy hearing.

Terrell Lambert – 3841 Willow Grove Lane, Concord, NC 28025

He stated giving the amount of usable space we have not provided elevations at this time. He stated he has a basic plan that he has built before which is 1260 sq. ft. of heated space with porches on the front.

Kevin Sloop – 406 Jaslie Drive, Cary, NC 27518

He stated he owns the property across the street through an LLC and wants to sale the parcel as commercial property. He stated it concerns him to rezone this parcel to mixed residential when the LUP recommends highway business.

Chairman Morton stated this rezoning would not affect the parcel Mr. Sloop owned and the LUP and US 29 Corridor Plan still recommends commercial for his parcel.

Jeff Young – Concord, NC

He stated he has been working with the engineers and helping with the design. He stated there has been several layouts for the property and working with Mr. Gover we came up with what was presented.

Chairman Morton asked does it matter if the side setback infringes on the buffer on the south end of unit six. Mr. Gover stated no because it is an exterior setback. Chairman Morton asked if the driveways should all be pushed back past the 10 ft. additional right-of-way. Mr. Gover stated he will talk to the engineers about it. He stated that is a good point because you do have to think of future sidewalks in that 10 ft. area that could take away from the tapered driveway. Chairman Morton stated he cannot envision trees in the front yard with this plan.

Chairman Morton recessed the courtesy hearing until Thursday, June 10, 2021 at 7:00 PM to allow for the 24-hour written public comment requirement.

Courtesy Hearing – 2021-TA-01; Building Height Modifications

Mr. Gover stated the proposed amendment allows administrative modifications of building heights to allow design flexibility and appropriate building scale. He stated currently Chapter 3 of the UDO limits building heights. He stated the further the building is set back the height can increase. He stated he recommends the Planning Board having the ability to increase the maximum building height up to 15% if

the following criteria are met: the building is in the central business district or the building is part of a mixed-use development.

Chairman Morton opened the courtesy hearing.

Chairman Morton recessed the courtesy hearing until Thursday, June 10, 2021 at 7:00 PM to allow for the 24-hour written public comment requirement.

Other Business

Chairman Morton stated a steering committee is needed for the UDO update. Mr. Phillips asked what the committee is needed for. Mr. Gover state we will have a series of meetings from now through December discussing the towns goals, visions and identifying any issues we have. He stated this committee will consist of Planning Board members, Town Council members and consultants for the UDO update. He stated he has been working at a staff level with the consultants to review the current ordinance. Mr. Phillips asked if this was the entire UDO or just section. Mr. Gover stated this is the entire UDO and the main focus will be on clarity, flexibility and making sure our processes are efficient. Mr. Phillips asked what the commitment would be. Mr. Gover stated around 2 hours a month from now until December. Mr. Maynor asked if there is a set schedule. Mr. Gover stated not yet, when the consultants are finished with their review he will have a better since of a schedule. Mr. Bivens, Chairman Morton, and Mr. Maynor volunteered. Mr. Phillips volunteered as a Town Council member.

Chairman Morton recessed the meeting until Thursday, June 10th, 2021 at 7:00 PM.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk